

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

June 7, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Dr. John Dubos, Mr. Mike Linder, and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jennifer Readler, Frost Brown Todd; Bill Vedra, Deputy City Administrator; Cindi Fitzpatrick, Service Director; Rob Donham, Public Service Superintendent; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; Lt. Jeff Lawless, Grove City Police; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the April 5, 2016 and May 3, 2016 regular meeting were approved.

Chairman Leasure stated that the applicant for Item #6 – 4132 Broadway has requested postponement to the July 5, 2016 Planning Commission meeting. At this time, he requested a motion to approve the request. Mr. Linder motioned to postpone the item and Ms. Oyster seconded. The postponement was unanimously approved.

ITEM #1 – American Self-Storage | Development Plan

(PID #201603280021)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to develop a self-storage facility on 4.55 acres of land zone IND-1 on the south side of Southwest Boulevard between Hoover Road and McDowell Road. The site will be accessed from a single 32.7-foot-wide curb cut on Southwest Boulevard.

The proposed plan does not meet building setback requirements from the south or west property lines. Staff is not supportive of the proposed deviation on the south property line given the close proximity of the residential structures to the property line. Staff is also not supportive of the proposed deviation from the west property setback given the civic nature of the adjacent zoning district. Plans show the general location of fencing around the perimeter of the storage buildings; however, details were not submitted for this fencing. All fencing utilized on the site should be 6' black decorative metal fencing.

Landscaping is proposed around the perimeter of the site, around the base of the proposed monument sign, and around the retention pond. While the perimeter of the site is proposed to be surrounded by Eastern White Pine trees, the height of the trees does not meet the required height of 6' at installation. Furthermore, staff does not believe the additional landscaping selected to be installed is appropriate for the area. More appropriate landscaping for the site should be selected.

Seven buildings are proposed on the site ranging in size from 3,500 square feet to 12,900 square feet. Elevations have been submitted for all buildings to show that elevations visible from the public right-of-way will be finished in brick; however, a detail sheet was not provided with information about proposed exterior materials and the color and manufacturer of the proposed brick is unknown. Additionally, the material and color of the remainder of the building finishes and storage unit garage doors is unknown.

A note on plan sheets states that the dumpster enclosure will be finished in "imitation brick siding" to match the buildings on the site. Staff is not supportive of this material, given that this site is in one of the city's CRAs and will receive a tax abatement on the improvements to the property. Ms. Shields stated that staff believes a higher quality material should be utilized on the exterior of the buildings. Staff does not believe that the proposed structures and overall site layout enhances the desirability of the area, given the prominence of the site within the South Park Industrial Development.

After review and consideration, due to the number of items requiring clarification and the number of deviations requested, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Development Plan as submitted.

Robert Leveck, LeVeck Construction and Development, was present to answer any questions. Mr. LeVeck addressed a couple items that were pointed out during Staff's presentation. He presented a sample of the proposed brick paneling that would be used on the side of the building. He stated that if Staff did not want that product, they could use the same product

that the building to the east used. He also submitted a sample of that material. They would be happy to use either material. Mr. LeVeck also addressed the issue related to the setback. He stated that the property to the east has a 70' setback which also bumps up to residential property. Also, he considers the 20' setback on the west side of the building appropriate considering the property next to it is used for the storage of vehicles and machinery for the township.

Chairman Leasure expressed his concern related to the number of deviations being requested for this plan.

Mr. Linder expressed his concern related to the use of the property. He asked the City what their position was. Mr. Rauch stated that they have similar concerns. The property is considered a prime piece of industrial land and he would like to see it utilized to its fullest extent.

At this time, Chair Leasure opened the discussion of to any audience members. Tammy Green asked about the water lines. She stated that plans reflect one on the east side but none on the south side. Mr. LeVeck said that they would be placing one there. Ms. Green also said the 6" water line would need to be changed to 8". Mr. LeVeck responded that it would be.

Mr. Linder asked the Police Department if storage facilities tend to have more crime. Lt. Lawless responded that they have as much as any new retail or commercial business.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council as submitted. Ms. Oyster seconded. With all negative votes, the item was unanimously disapproved.

ITEM #2 – Kroger #N-842 | Special Use Permit (Drive-Thru)

(PID #201604280027)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting to relocate the Kroger drive-thru pharmacy from the location previously approved in 2014. This proposal will move the drive-thru from the parking lot near Kroger's north entrance to the edge of the parking lot, along Hoover Road. The drive-thru will be one lane accessed from the primary eastern drive aisle and will have the capacity to stack four cars without infringing into the drive aisle. A canopy is proposed over the kiosk to be finished in materials matching the primary shopping center on the site.

A stop bar is shown at the end of the drive-thru lane to stop traffic before entering the drive aisle; however, in order to ensure that traffic flows in the proper direction through the one-way drive-thru, directional pavement markings should be added at the entrance to the drive-thru and a "Do Not Enter" sign placed at the exit.

Generally, Staff is supportive of the proposed drive-thru relocation to help reduce congestion in the parking lot. Therefore, they are recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

- 1) Directional pavement markings shall be added at the entrance to the drive thru.
- 2) A "Do Not Enter" sign shall be placed at the exit of the drive-thru.

Ms. Heidi Rose, Bird & Bull Engineering, was present to speak to the item. She stated that Kroger is currently under construction and originally the drive-thru was approved to be closer to the store. In order to maintain preferred parking, they have opted to move the drive-thru further out in the parking lot.

Chairman Leasure asked the purpose of the drive-thru. Ms. Rose stated that it would be used for pharmacy pickup.

Mr. Linder asked Ms. Rose what the stacking plan would be and if she feels there might be numerous cars utilizing it. Ms. Rose stated that they have provided space for four (4) cars before one would go into the drive lane. They do not anticipate there will be more than that at any one time. They expect 1-2 per hour. Mr. Linder also asked if exiting cars would have visibility of oncoming traffic. Ms. Rose stated that it would be very open. There will be visibility of people driving in.

Being no further discussion, Ms. Oyster moved to recommend the Special Use Permit to City Council with the two stipulations as noted. Dr. Dubos seconded and the vote was unanimously approved.

Ms. Shield's presented the Development Department's findings. She stated that the developer is requesting to construct a new 10,800 square foot Rite Rug at the northeast corner of London Groveport Road and Summit Way in Subarea 2 of the Grove City Ranch Development PUD.

The 1.36-acre site will be accessed from the existing 22-foot-wide curb cut on Summit Way and two-way drive aisles are proposed on the north, west, and south sides of the building. The proposed building and parking meet the required setbacks as outlined in the zoning text for the area approved in 2013.

A 3' mound with a combination of maple and spruce trees are proposed along the northern property boundary to screen the development from the apartments to the north. The proposed mound is one foot under the required four (4) foot height requirement between incompatible uses; however, the landscaping to be installed is proposed to be larger than required by Code to compensate for the difference. Staff believes the proposed mounding and landscaping is appropriate given that there are no residential units adjacent to this portion of the development.

The proposed building is 10,802 square feet in area and 26 feet tall at its highest point. The building will be finished in brick and EIFS on the north side and a combination of brick and CMU on the remaining elevations.

In terms of Code analysis, Staff does not feel the proposed Rite Rug will be detrimental to surrounding uses. Retail uses are permitted on the site according to the approved zoning text and the building and site have been designed to be compatible with existing area development. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Mr. Dave Kaldy, Architectural Alliance, was present to speak to the item and answer any questions. Ms. Green, JTFD, stated that a fire hydrant would need to be installed on the north side of the building. She also stated that the Township Administrator would like to see more screening on the east side of the building. Mr. Rauch stated that the plans, as submitted, meet the landscape code. Chairman Leasure asked when there is a conflict between the Township and the City, who has the final say. Mr. Rauch stated that the City of Grove City would control the decision.

Mr. Boso stated that all the jurisdictions receive the plans prior to the meeting. All comments would be appreciated before the meeting so issues could be worked out with the developers.

Being no further discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council as submitted. Dr. Dubos seconded the motion and the vote was unanimously approved.

ITEM #4 – Gateway to Growing | Development Plan**(PID #201605020031)**

Ms. Shield's presented the Development Department's findings. She stated that the applicant is requesting to construct a 28,000 square foot, two-story office building on Gateway Circle. The site to be developed is lots 9 & 10 of the Gateway to the City Development, zoned PUD-I and regulated by the zoning text approved with C-66-98. The proposed 3.669-acre development will be accessed from two 24-foot-wide curb cuts off Gateway Circle. A walking path loop is proposed on the east side of the property with a patio area in the center. The walking path will connect the sidewalk along Gateway Circle to the sidewalk around the perimeter of the structure.

The proposed building will be two stories with a total square footage of approximately 28,000. The overall height of the structure is proposed to be 32' with an extended architectural feature over the primary entrance reaching a height of 35'. The building is proposed to be finished in a combination of metal panels and EIFS. The zoning text for the area states that metal may not be used as a primary building material for elevations facing Marlane Drive or parking areas unless approved by City Council. The text also states that buildings must have a compatible look, colors, and theme within the Gateway to the City PUD. Staff does not feel that the architecture of the proposed building is compatible with existing buildings in the area and recommends that the metal panels on the structure be a more muted tone and be utilized only on the architectural feature over the primary building entrance. Staff is also of the opinion that the addition of masonry to the building would help create a more cohesive look with existing structures in the area, particularly the Aladdin Shrine Center across Gateway Circle to the north.

In terms of code requirements, Staff believes the proposed office development is compatible with other uses in the Gateway to the City PUD, as the area is home to mix of uses including office, medical, and recreational; however, Staff does not feel the architecture of the building is in conformance with the intent of the area, as the zoning text states that buildings must

have a compatible look, coloring, and theme. Therefore, staff is recommending that the Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Metal panels shall be a more muted tone and shall only be utilized on the architectural feature over the primary building entrance.
2. Masonry or additional architectural elements shall be added to the primary building and maintenance building to better reflect the character of existing structures in the Gateway to the City PUD.
3. Directional signage shall have a masonry base.

Mr. Wayne Linnabary, JH Architects was present to speak to the item. Mr. Linnabary stated that the owner has decided to proceed with a darker blue color as opposed to the bright blue. He agreed that the building doesn't necessarily fit with the other buildings in this area, however, the existing buildings are very nondescript. They are looking at using 24" square panels which are tapered to reflect light in different directions.

Mr. Linnabary also commented that they are required to put in trees and bushes within the 15' setback. His concern is not putting them in, however, other buildings which were required to provide the same types of landscaping were told it had to be completed in 12 months. He doesn't see this happening and would like to know who regulates this issue to make sure everyone is complying. Mr. Rauch stated that code requires the placement of bushes and trees, however, he deferred to Mike Boso, Chief Building Official, to answer the question of compliance with this issue. Mr. Boso stated that the Service Department has an Urban Forester that goes out and performs landscape inspections. Mr. Chuck Boso stated that this point was well taken and would need to be looked into, however, it wasn't relative to today's meeting.

Chairman Leasure asked if there were any problems with the stipulations, Mr. Linnabary stated that there were not.

Ms. Oyster stated that she was expecting to see something a bit more muted and fitting with the neighborhood than the blue color that they are proposing to use.

Mr. Linder asked Mr. Rauch what was being asked for in stipulation #2 which requires "additional architectural elements". Mr. Rauch stated that this stipulation covers what the zoning standards text says. He continued that there needs to be some type of masonry stone element or we need to provide a deviation to that which would allow them to forgo that element on the building. Mr. Linnabary asked if any of the other buildings obtained a deviation from this requirement as Aladdin Shrine Temple is one of the few buildings that have a water table. Mr. Boso stated that some of the buildings were built prior to that particular zoning text being written. Mr. Boso continued to state that with the current stipulation, there is a lot of room for creativity and design, and he is uncomfortable passing this onto Council without something more definitive. He asked that Mr. Linnabary voluntarily table this project until a future meeting or perhaps they would be unable to receive a positive vote. Mr. Linnabary asked if the Commission would like them to submit revised elevations depicting some type of water table. Mr. Boso stated that to address the three stipulations to a new design for the building in terms of material and look of the structure would be best.

Mr. Linder asked if blue is the company's color. Mr. Linnabary stated it is not, however, they are a very colorful company. They produce all types of materials for the medical industry. Even their website is very colorful and they wanted something that would match their image. Mr. Linder stated that this building was in our office park and by using the proposed blue, the building would stand out. He did, however, emphasize that he would welcome Healthcare Logistics to the area as he feels it would be a great use.

A representative for Gateway to Growing was asked to speak. She stated that blue isn't technically their color, but they do like to present themselves as an upbeat, positive and inviting place to work. They were hoping to be able to develop a more decorative addition to the area which currently has more non-descript buildings and are attempting to go for the "wow" factor. She also stated that the blue on the renderings appears very bright, but in reality, with the 24" panels it will appear much darker.

Mr. Boso stated that the zoning text states that metal may not be used as a primary material and he thinks it is a primary building material. Mr. Linnabary responded that the text only says "facing Marlane Drive" and they are not on Marlane Drive. Ms. Shields stated that the text states "Marlane Drive and parking areas".

Ms. Oyster asked specifically where the panels would be located. Mr. Linnabary responded that it would be on the front piece but everywhere else would be Dryvit, but in a blue color. Mr. Linder asked the City what color would be acceptable and make the area appear more uniform. Mr. Rauch stated that they would prefer a color that would match the surrounding

buildings i.e., beige or gray – something natural. Mr. Linnabary responded that one of the buildings in the area has bright green roof panels and another has bright gold panels. Mr. Rauch stated that those buildings were using the bright colors as accents and in this case it is the primary color. Mr. Linnabary concurred that there is a lot, they have it on the corners and along the top but the rest of the wall is the cream colored EIFS.

Chairman Leasure asked how many people will be employed. The response was 35-45 with the intent to build a second building in the next 5-10 years. Dr. Dubos asked what color the second building would be. Mr. Linnabary responded that it would match whatever color the initial building is.

Mr. Linder proposed that a special meeting be set to give the developer time to devise a better color scheme. Ms. Readler suggested that the item be tabled to the next Planning Commission meeting, however, a special meeting could be called prior to that if they are ready to present. Mr. Boso stated that it could be withdrawn and then they could call a special meeting.

Being no further discussion, Ms. Oyster moved to postpone the item until the next Planning Commission meeting on July 5, 2016. Mr. Linder seconded and the motion was unanimously approved.

ITEM #5 – Sunoco Gas Station | Special Use Permit (Outdoor Sales)

(PID #201605040032)

Ms. Shield's presented the Development Department's findings. She stated that the applicant is requesting a special use permit for outdoor sales for the Sunoco gas station located at 2375 Stringtown Road. Approval is sought for one ice merchandiser and one propane cage, to be located on the south side of the structure. No merchandise is proposed along the storefront and the items will not be visible from Stringtown Road. Because the south side of the structure is not raised from the parking area or separated by curbing or any other means, the applicant is proposing to install bollards around the ice merchandiser and propane cage to prevent vehicles from striking the items.

In terms of Code Analysis, Staff does not believe that the proposed use will change the essential character of the district. The proposed outdoor sales area is surrounded on all sides by commercial zoning districts and the items requested to be sold outside are typical of commercial convenience stores. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Karen Kurgis Laws, Sunoco representative, was present to speak to the item. She stated that they are requesting approval to sell ice and propane tanks on the south side of the building. Since there are no sidewalks, they will be placing bollards in front of the propane tanks for safety purposes.

Ms. Laws asked that if the Special Use Permit is approved, if it would need resubmitted annually or if this would be the only time it would need done. Mr. Rauch stated that it goes with the property and runs indefinitely unless there is an interruption of six months or greater.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 2:15 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman